

**Marion County Project Development Board**  
**For the Marion County Judicial Center Project**  
**September 4, 2007**

1) The Board Chairman, John G. Mattingly, called the meeting to order.  
Members present: Douglas (Dodie) George, Connie Phillips, Melissa Knight,  
Larry Caldwell, Elmer George, Kim May & John G. Mattingly.  
Kandice Engle-Gray was absent due to illness.

Others: Vic Peterson, Danny Rhoades (AOC) Project Directors  
Stephen Lega arrived after Construction Manager Presentations.

Judge Mattingly asked for members present to review minutes from previous meeting.

A motion was made by Larry Caldwell to accept the minutes.  
Seconded by Kim May, motion carried with an affirmative vote from all members present.

2) Construction Manger presentations began with Codell at 5:05 P. M.  
Codell stated that the Field Superintendent would be present at site every day & the board has the right to request a different Superintendent from the one selected by Codell, if so desired.  
Discussion with board on various projects now in progress & their capabilities.

Branscum started their presentation at 5:40. Upon completion Branscum held a discussion with the board on the process of staying on schedule and answered all other questions presented to them.

Alliance began their presentation at 6:15. Alliance ended their program by answering questions presented by the board.

3) Steve Sherman from Sherman, Carter & Barnhart presented a detailed site analysis for the proposed sites of the Judicial Center. After presentation the board and Mr. Sherman had discussions concerning the different properties.

Larry Caldwell made a motion for the board to go into an Executive Session.  
Seconded by Elmer George, motion carried with an affirmative vote from all members present.

Motion to return to open session by Connie Phillips, seconded by Melissa Knight, motion carried with an affirmative vote from all members present.

Motion to submit to AOC, the City of Lebanon site and upon approval, pursue an appraisal, then begin negotiations to purchase with the city by Elmer George.  
Seconded by Larry Caldwell, motion carried with an affirmative vote from all members present.

Vic Peterson (from AOC) stated a MAI certified appraiser had to be utilized.

Discussion on appraisers.

A volunteer appraiser selection committee was formed consisting of Melissa Knight & Elmer George.

Discussion on possible uses of the Courthouse on Main St.

4) A discussion was held between the board members present and the Financial Advisors from Sinclair & Associates.

Sinclair & Associates will have a timeline with a mini distribution list at the next scheduled meeting.

They stated also that the interest paid on money will be less than interest earned.

Larry Caldwell made a motion to allow Sinclair & Associates to proceed with the plan financing.

Kim May seconded, motion carried with an affirmative vote from all members present.

5) Review/Selection of Construction Manager for Project

Brief discussion on presentations.

Larry Caldwell made a motion to go into executive session for discussion on the Construction Manager position.

Kim May seconded, motion carried with an affirmative vote from all members present.

Connie Phillips made a motion to return to open session for a vote by ballot for the Construction Manager position.

Elmer George seconded, motion carried with an affirmative vote from all members present.

Vic Peterson and Chairman Mattingly tallied the votes with Codell receiving the majority.

6) Comments/Discussion of contracts with Financial Advisor, Bond Counsel  
Sinclair & Associates stated they would send Chairman Mattingly the standard form for the contract with the Financial Advisor.

Vic Peterson stated he had a contract for Bond Counsel that Chairman Mattingly could present to the county attorney, Joe Mattingly, to see if it would meet the needs of this board.

7) Announcement of next meeting/Plan tentative agenda

Connie Phillips made a motion for a special called meeting on September 25, 2007, for the purpose of moving ahead on site, after receiving word from AOC on the approval of the proposed site.

Larry Caldwell seconded, motion carried with an affirmative vote from all members present.

Tentative Agenda—Financial Update, Appraisal update, negotiation for new site.

8) Dodie George made a motion to adjourn.

Kim May seconded, motion carried with an affirmative vote from all members present.